

Home Occupation

Permit Instructions

1. The intent of the home occupation regulations is to allow for the orderly, safe and nuisance free development of a use or occupation within a dwelling unit which is already incidental and subordinate to the use of the dwelling for residential purposes. It is the intent of these regulations to reduce the impact of a home occupation to the degree that its effect on the neighborhood is undetectable from normal and usual residential activity. Home occupations, as defined by this chapter, may be conducted in any residential district or any residential structure, provided such occupations are in compliance with the regulations set forth in this chapter and all other standards and regulations pertaining to permitted uses within the zoning district in which the home occupation is located.
2. This application is not applicable to home occupations needing a Conditional Use Permit
3. Please fill out the attached application form.
4. When submitting the application, please include a \$85.00 application fee payable to the City of Hollister.
5. If you are not the property owner, be sure to include the signature of the property owner on the application. Applications without the owner's signature will not be accepted or approved. A letter of authorization from the owner is acceptable.
6. Present the ***approved*** Home Occupation Permit to the finance department when requesting a business license.
7. Sign the conditions certification and adhere to the conditions of approval.
8. Once the application is received, the Planning Department will make every effort to respond to your permit request within one week.



CITY OF HOLLISTER
DEVELOPMENT SERVICES PLANNING DIVISION
375 FIFTH STREET
HOLLISTER CA 95023 (831) 636-4360 (Voice)
(831)-636-4364 (FAX)

HOME OCCUPATION APPLICATION

PLEASE READ AND COMPLETE THIS APPLICATION FORM CAREFULLY

1. Applicant(s): _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ FAX: _____ E-Mail: _____

2. Property Owner(s): _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ FAX: _____ E-Mail: _____

3. Property Location: _____

4. Assessor Parcel Number(s): _____

5. Zoning District: _____

6. Describe the HOME OCCUPATION: _____

7. **Certification:** The facts, and documents submitted herewith are true, correct and accurate to the best of my knowledge. If the request is granted, I (we) agree that the provisions of City and State Law will be complied with and the rules of the home occupation ordinance and conditions as stated below will be carefully observed.

Date

Owner's Signature

Date

Applicant's Signature

Staff Use Only

Received by: _____ Date: _____

Fee: _____ Application No: _____ Approved by: _____

The Community Development Staff appreciates your effort to complete this application. If you have questions or comments, please contact our staff at (831) 636-4360.

City of Hollister Municipal Code
Chapter 17.46

HOME OCCUPATIONS

Sections:

- 17.46.010 Statement of Intent**
- 17.46.020 Permitted Uses-Criteria**
- 17.46.030 Home Occupation as a Conditional Use**
- 17.46.040 Residential Care Homes and Day Care Centers**
- 17.46.050 Uses not Permitted as Home Occupations**
- 17.46.060 Nonconformance to Criteria**

17.46.010 Statement of Intent

The intent of the home occupation regulations is to allow for the orderly, safe and nuisance free development of a use or occupation within a dwelling unit which is already incidental and subordinate to the use of the dwelling for residential purposes. It is the intent of these regulations to reduce the impact of a home occupation to the degree that its effect on the neighborhood is undetectable from normal and usual residential activity. Home occupations, as defined by this chapter, may be conducted in any residential district or any residential structure, provided such occupations are in compliance with the regulations set forth in this chapter and all other standards and regulations pertaining to permitted uses within the zoning district in which the home occupation is located. (Prior code § 23-164.3)

17.46.020 Permitted Uses - Criteria

Any professional or business activity, except those listed in Section 17.46.050 as not suitable as a home occupation, is permitted in a dwelling unit as a home occupation only where such unit meets all of the following criteria:

- A. Only the residents occupying the dwelling unit may engage in a home occupation and not more than two such occupants shall be engaged therein.
- B. A home occupation shall be confined to, and carried on exclusively within, the main building of the dwelling unit, not within an accessory building.
- C. There shall be no change in the outside appearance of the building premises, or any visible evidence of the conduct of such home occupation or any construction feature or alteration not of a residential character.
- D. There shall be no show windows, window displays, signs or advertising to attract customers, clients, or the general public to the premises.

- E. There shall be no conduct of a business or office open to the general public, except as provided in subsection K of this section.
- F. No materials shall be transported to or from the premises in a commercial vehicle.
- G. There shall be no generation of pedestrian or vehicular traffic beyond that normal to the district.
- H. No products shall be sold on the premises except artist's originals or products individually made to order on the premises.
- I. No materials or supplies shall be stored out-of-doors or in any required garage space.
- J. There shall be no operational characteristic or effect, including color, lighting, noise, vibration, electrical disturbance, smoke or odor discernible at the exterior boundaries of the building site, which would identify the premises as serving a nonresidential purpose.
- K. A home occupation shall be limited to only one client, patient or pupil present on the premises at any time; except residential care homes, day care centers, etc., licensed by the state for care of six or fewer persons.
- L. No home occupation shall be conducted between the hours of eleven p.m. to eight a.m.
- M. A home occupation shall not involve the storage or use of pesticides, flammable liquids or other materials deemed hazardous, beyond that normal to a residential use. (Prior code § 23-164.4)

17.46.030 Home Occupation as a Conditional Use

The following home occupations may be permitted in a residential district, pursuant to the requirements set forth by Section 17.52.020, subject to the issuance of a conditional use permit by the Planning Commission:

- A. Beauty parlor, barber shop, pet grooming
- B. Uses which entail food handling, processing or packing
- C. Hand woodworking or machine work
- D. Other uses or occupations which are similar to the above
- E. Any use or occupation, which does not meet the criteria set forth in Section 17.46.020. (Prior code § 23-164.5)

17.46.040 Residential Care Homes and Day Care Centers

Residential care homes and day care centers licensed by the state for more than six patients or children, but not more than twelve (12) patients or children, shall be subject to site and architectural approval pursuant to Chapter 17.42 and subject to the requirements/procedures set by state law. (Prior code § 23-164.6)

17.46.050 Uses not Permitted as Home Occupations

The following uses shall not be construed to be home occupations:

- A. Animal hospitals, or the harboring, training, raising or treatment of animals or birds for commercial purposes;
- B. The repair or reconditioning on the residential site for commercial purposes of motor vehicles or equipment, boats, or recreation vehicles, or display for sale of any vehicle. (Prior code § 23-164.7)

17.46.060 Nonconformance to Criteria

Any permitted use or conditional use shall be subject to all conditions of approval, including the issuance of any required building permit or business license prior to commencing the home occupation. Any permitted use or conditional use shall continuously conform to all the criteria set forth in this title and in the conditions of approval. Any home occupation in a residential district, which fails to conform to any or all the criteria set forth in this title and the conditions of approval shall immediately cease and all permits, including business licenses, shall immediately be null and void. (Prior code § 23-164.8)